C-2 SUP-R 559'-9" 27'-11" 74'-3" INDIAN BÉND ROAD PROPOSED **DRAINAGE** ESMT. 3 FLRS 3 FLRS 1'-0" V.N.A.E. RETAIL/ S **EXISTING** OFFICE **BUS BAY** FLR 1, 2 FLRS OFFICE NOT PART DRAINAGE EASEMENT FLRS 2-3 RETAIL FLR 1, OF THIS PRKG FLRS 1-2, 75'-0" ROW SUBMITTAL HOTEL FLRS 3-4 8'-0" -- PRC P.U.E. **SIDEWALK** 6 FLRS RETAIL/RESTAURANT/ P 1 FLR DRAINAGE EASEMENT **RESIDENTIAL FLR 1** RETAIL R . ㎞ RES. FLRS 2-6 O-S PHASE NOT PART OF THIS OTTSDA SUBMITTAL D SC NORTH R-4R NOT PART OF TRASH THIS AREA SUBMITTAL PHASE NOT PART OF THIS SUBMITTAL SPECTRUM DRIVE CENTERLINE OF C-O SCOTTSDALE RD. SITE PLAN - OVERALL

PROJECT DATA - PHASE II

Residential/Hotel/Retail/Restaurant/Office Proposed Uses: Zoning: PRC

Building Height Allowed: 60'

90' (per amended development standards)

Development Plan Gross Lot Area: 20.13 AC / 876.651 SF Development Plan Net Lot Area: 17.15 AC / 747,054 SF

Floor Area Ratio (Maximum 1.0 per amended development standards) 720,198 GSF / 747,054 NSF = 0.97 FAR

PARKING CALCULATIONS

Residential Required Spaces (1.5 per dwelling unit): 41 DU @ Building P x 1.5 = 62 cars Residential Provided Spaces: Basement Level One (B1 @ Building P) 72 69 Basement Level Two (B2 @ Building P) 141 cars

190 cars

32

32

Hotel Required Spaces (1.25 per guest room): (Hotel SF = 47,303 GLA)

150 guest rooms @ Building S x 1.25 = 188 cars **Hotel Provided Spaces:** Above Grade Level One (@ Building S) 89 Above Grade Level Two (@ Building S) 101

Mixed-Use Required Spaces (1 per 325 GSF): Phase II Total Mixed Use, not including hotel = 133,117 SF *26,390 SF (Building P retail and F&B)

(Parked in the Phase I Garage) 82 cars *4,375 SF Building P Patio (1/350 excluding first 350 SF) (Parked in the Phase I Garage) 13 cars 133,177 SF - 26,390 SF = 106,787 SF 329 cars Required Total: 424 cars

Mixed-Use Provided Spaces: Phase II Cars Parked in Phase I Garage 95 Phase II Surface Parking 26 Basement Level One (B1 @ Building S/U) 204 Basement Level Two (B2 @ Building S/U) 122

Total: **447** cars 778 cars Provided Phase II Total: Provided Phase I Total: 1,417 cars Provided Phase I + II Total: Required Phase II Total: 62+188+424 = 674 cars Required Phase IA + IB (used for bicycle parking) 779 cars Required Phase I Total: 1,090 cars

GROSS PARKING AREAS

64,600 SF Basement Level One (B1 @ Building P) 64,600 SF Basement Level Two (B2 @ Building P) 99,418 SF Basement Level One (B1 @ Building S) Basement Level Two (B2 @ Building S) 70,400 SF 45,797 SF Above Grade Level One (@ Building S) Above Grade Level Two (@ Building S) 45,797 SF Total Phase II Parking Area: 390,612 SF ACCESSIBLE PARKING

Provided:

Van Accessible : 1 per 6 required = BICYCLE PARKING Required: 1/10 required parking cars, but not to exceed 100 Phase 1 Required Phase 2 Required 78+68=146 Total

Required: 4% of provided parking = $794 \times .04 =$

Phase 1 Provided (100/146 * 78) Phase 2 Provided (100/146 * 68)

(1 Bike Loop = 2 Bicycles)

REF:

BUILDING AND FENCE HEIGHTS

Max. Building Height Allowed: 90' (including rooftop appurtenances)

Building P 90 FT 60 FT Building S 36 FT Building 7 60 FT Building U

THERE IS NO CONTINUOUS SITE FENCE. SERVICE YARD SCREEN WALLS ARE TO BE TALL ENOUGH TO SCREEN ALL EQUIPMENT WITHIN SERVICE YARDS.

BUILDING AREA TABULATIONS

<u>Use:</u> Residential 234,061 GLA 47,872 GLA Hotel 42,573 GLA Retail 19,300 GLA Food & Beverage 47,937 GLA Office

391,743 GLA Total:

5,425 SF Restaurant Patio

GROSS SE TABILIATIONS

	INDULATIONS
Building P	321,287 GSF
Building S	71,561 GSF
Building T	5,056 GSF
Building U	76,673 GSF
Phase II Total :	474,577 GSF
Phase I Total:	245,621 GSF
Phase I + II Total:	720,198 GSF

NONDENSITY BASED LAND USES

Phase II	
Building P	122,941 GSF
Building S	71,561 GSF
Building T	5,056 GSF
Building U	76,673 GSF
Phase II Total :	276,231 GSF
Phase I:	+245,621 GSF
Total Nondensity Based Uses	521,852 GSF

50% Maximum Residential NSF 260,926 NSF Provided Residential NSF 198,346 NSF

Dwelling Units - Maximum Allowed 422 DU (21 DU/AC) **Dwelling Units - Provided** 41 DÚ

OPEN SPACE TABULATIONS

Required Open Space:

Maximum Building Height = 90' Proposed (90' Allowed) First 12' of Height = 10% x Net Lot Area $= .10 \times 315,805 = 31,580.50 \text{ SF}$

Next 78' of Height = $78' \times .004 \times 315,805 = 98,531.16 \text{ SF}$

Open Space Required (not including parking lot landscaping): = 315,508.50 + 98,531.16 = 130,111.66 SF

Open Space Required (does not exceed 20% of Net Lot Area): $= 315,805 \times .20 = 63,161 \text{ SF}$

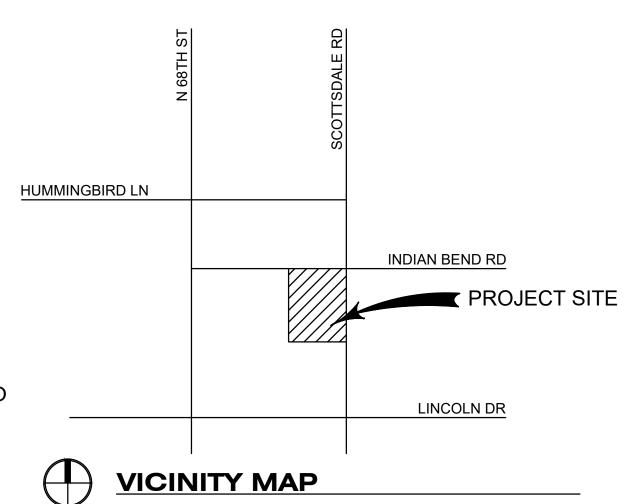
Open Space Required Per Amended Development Standards = 5% of Net Lot Area + 20% of Net Lot Area = 15,790.25 SF + 63,161 SF = 78,951 SF

Open Space Provided = 123,603 SF

(Open Space Provided exceeds 20% + 5% of Net Lot Area of Development Plan)

Front Open Space Minimum: Required Open Space x 25% 130,111.66 SF x .25 = 32,527.91 SF Front Open Space Provided = 59,315 SF

NORTH



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JULY 24, 2020

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Project No. 318178

A110 **SITE PLAN - OVERALL**